

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Union County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$22,873,350

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	91.19 %	91.23 %	16	91.92 %	49	44	
% of Funds Disbursed	85.06 %	80.86 %	11	82.65 %	54	53	
Leveraging Ratio for Rental Activities	3.94	4.8	16	4.67	37	44	
% of Completed Rental Disbursements to All Rental Commitments***	76.10 %	85.76 %	24	81.09 %	20	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.70 %	63.94 %	19	68.72 %	20	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.89 %	82.92 %	11	79.93 %	65	60	
% of 0-30% AMI Renters to All Renters***	50.59 %	44.85 %	13	44.94 %	63	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.10 %	1	94.87 %	100	100	
Overall Ranking:			In State: 15 / 27		Nationally: 45 49		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,434	\$27,243		\$25,717	427 Units	85.20 %	
Homebuyer Unit	\$14,733	\$16,698		\$14,669	60 Units	12.00 %	
Homeowner-Rehab Unit	\$19,230	\$15,248		\$20,391	14 Units	2.80 %	
TBRA Unit	\$0	\$8,105		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,092	\$74,645	\$19,231
State:*	\$104,190	\$93,818	\$17,134
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.0	5.0	50.0	0.0	Single/Non-Elderly:	10.1	38.3	42.9	0.0
Black/African American:	32.3	80.0	35.7	0.0	Elderly:	67.0	3.3	28.6	0.0
Asian:	1.9	1.7	7.1	0.0	Related/Single Parent:	11.0	40.0	7.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.2	16.7	21.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.3	1.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	17.6	13.3	7.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	66.5	8.3	14.3	0.0	Section 8:	17.1	1.7 [#]		
2 Persons:	15.0	36.7	57.1	0.0	HOME TBRA:	2.8			
3 Persons:	7.7	31.7	0.0	0.0	Other:	22.5			
4 Persons:	6.6	15.0	21.4	0.0	No Assistance:	55.0			
5 Persons:	3.0	5.0	0.0	0.0					
6 Persons:	0.7	3.3	0.0	0.0					
7 Persons:	0.2	0.0	7.1	0.0					
8 or more Persons:	0.2	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			184	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

State: NJ

Group Rank: 45
(Percentile)

State Rank: 15 / 27 PJs

Overall Rank: 49
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	76.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	53.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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